



August 1, 2025

Tristar Transloading Facility Project Update

Thank you for your recent correspondence to city staff and City Council regarding a proposal to transload propane and butane from rail cars to trucks on BNSF Railroad property near the Port of Vancouver. This update is being provided to members of the public who have expressed an interest in the project.

Tristar, the proponent of the proposal, currently has a transloading operation for propane and butane fuel located in the Port of Vancouver. Tristar had applied for an emissions permit from the Southwest Clean Air Agency (SWCAA) for a new transloading facility because of aging piping and equipment in their current facility, and SWCAA issued a SEPA Determination of Non-Significance (DNS) last month.

This past week city planning staff met with representatives of Tristar and the SWCAA to hear what the exact scope of the project would be, in order to determine if any city approvals or permits would be required. Tristar representatives indicated that the proposed transloading facility is intended to improve safety using new equipment to transfer fuel from rail cars to trucks and that there would be no new storage capacity. Staff determined that because the project would be separate from their existing transloading facility it would be subject to the City's recently-approved Fossil Fuel Ordinance and therefore would need a city conditional use permit approval, in addition to the SWCAA permit.

Following the meeting with city staff and SWCAA officials, Tristar stated in an email that they will be abandoning their plans to construct a new transloading facility and, instead, will repair and replace aging equipment to improve safety at their existing facility in the Port with no added capacity.

No city review or permit approval is required if Tristar changes their proposal to replace existing equipment and without adding capacity. A representative of SWCAA confirmed that if Tristar is modifying their project to simply replace transloading equipment at their existing facility, then a permit from SWCAA would still be required, but that it would be exempt from SEPA review. Once Tristar amends their application, SWCAA intends to withdraw the previously issued DNS.

If you have any questions of city staff, please contact Kristian Corbin, Senior Planner, at Kristian.corbin@cityofvancouver.us.